

COUNTY OF YORK

MEMORANDUM

DATE: April 5, 2004 (BOS Mtg. 4/20/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Yorktown Village Activity District Accessory Structure Approval – 105 Pulaski Street

Issue

Ms. Elsie Sulik has applied for zoning authorization to place an accessory storage shed on property located at 105 Pulaski Street in Yorktown. The subject property is located on the south side of Pulaski Street and also abuts Mathews Street on the south. Pursuant to Section 24.1-327 (b)(3) of the Zoning Ordinance, proposed enlargements or extensions of any non-residential uses (including new or expanded accessory uses) may be approved by the Board of Supervisors by resolution and without public hearing if they represent less than a 25% increase in floor area or lot coverage.

Considerations

1. The applicant's proposal involves the placement of an 8' x 6' pre-fabricated storage shed in the side yard of the subject property. The shed will be located behind the front face of the existing dwelling and will be subject to the 10-foot side yard requirement applicable to principal structures. The 48 square-foot shed is well below the 25% floor area/lot coverage threshold.
2. The proposed shed is a traditional peaked-roof design. It would be constructed of a composite material designed to be weather-resistant and maintenance free. The shed will not be on a permanent foundation and will be shielded from view from Pulaski Street and Mathews Street by the existing landscaping. While this particular style and construction would not be appropriate in the residential areas near the Main Street historic area of Yorktown, it is consistent and compatible with the character of the existing structure on the property as well as those that are adjacent.

Recommendation

I recommend that the applicant's request be approved through the adoption of proposed Resolution R04-73.

Carter/3337:jmc

Attachments

- Vicinity Maps and Property Photos
- Specification sheet for proposed shed
- Proposed Resolution R04-73